

Voucher Provisions in S. 2721 and H.R. 3995 (as approved by House Financial Services Committee)

S. 2721	HR 3995
<i>Project-Based and Thrifty Vouchers</i>	
1. Project-based vouchers: amendments to location, waiting list and other provisions a. Facilitates commitment of vouchers for project-basing by agencies with lower turnover	1. Project-based vouchers: amendments to location, waiting list and other provisions (virtually same) a. No parallel provision
2. Authorization of Thrifty Vouchers	2. Authorization of 2-year “demonstration” of project-based vouchers for ELI households, 5,000 per year
<i>Voucher Payment Standards</i>	
3. Increases discretionary payment standard range to 120% of FMR effective Oct. 1, 2003 (effective date may be revised)	3. Increases discretionary payment standard range to 120% of FMR effective on bill signing
4. Authorizes PHAs, without HUD approval, to allow payment standard up to 120% for disabled person	4. Authorizes PHAs, without HUD approval, to allow payment standard up to 120% for disabled person (identical)
<i>Funding for Housing Search Assistance</i>	
5. Flexible use of 2% of voucher funds by non-troubled PHAs with unutilized funds that have success rate below 80% or excessive concentration of voucher holders; requires MOE a. Allows PHAs that have no unutilized funds to draw up to one week of reserves if meet success rate or concentration criteria <i>and</i> have leased fewer than 95% of vouchers	5. Flexible use of 2% of voucher funds by any non-troubled PHA; no requirement that PHAs maintain prior year’s level of administrative spending a. No provision on use of reserves
6. Authorizes Voucher Success Fund.	6. No parallel provision
<i>Reallocation of Underutilized Vouchers</i>	
7. Reallocation of underutilized vouchers: requires HUD on request to do new rent surveys; ensures reallocation for use by residents of original community and area	7. No parallel provision

<i>Use in HOME/LIHTC Projects</i>	
8. Allows PHAs to approve payment standard for LIHTC unit outside qualified census tract up to other LIHTC units in building (if above PHA's usual payment standard and no HOME funding)	8. No parallel provision
9. Allows PHAs to approve payment standard for HOME unit outside qualified census tract up to PHA's usual payment standard if above FMR	9. No parallel provision
10. HUD required to compile list of all LIHTC and HOME units and make available to PHAs for access by voucher holders	10. No parallel provision (except 3-site demonstration requiring HUD to develop list of all units in area that accept vouchers)
<i>Enhanced Vouchers</i>	
11. Prevents rescreening of enhanced voucher tenants and requires PHAs to set payment based on actual unit size rather than usual occupancy standard	11. Similar enhanced voucher rescreening provision; alters occupancy standard for entire voucher program. Includes "right to remain" language that would complicate current law and be less protective of tenants.
<i>Planning Requirements</i>	
12. Consolidated plans must consider voucher utilization problems	12. No parallel provision
13. Consolidated plans must consider effects of housing location on employment opportunities for TANF families	13. No parallel provision
14. Jurisdictions must consult with agencies administering TANF or WIA programs when preparing consolidated plans	14. No parallel provision
15. No parallel provision	15. Exempts small PHAs (less than 100 combined vouchers and public housing units) from the requirement that they file public housing agency plans
<i>Extra Administrative Fees for High-Performing PHAs</i>	
16. No parallel provision	16. Authorizes HUD to provide extra administrative fees to high performing PHAs

<i>Owner Payments and Inspections</i>	
17. Inspection flexibility: same as (a) and (b) in HR 3995 and adds authority for PHAs to make retroactive payment or partially (rather than fully) abate voucher payment to encourage repair and maintenance of tenancy. No tenant escrow provision.	17. Inspection flexibility: a) allows payment before inspection if other units in building recently inspected; b) “annual” inspection redefined as 9 – 15 months; c) requires PHA to escrow tenant share of rent when PHA suspends payments due to HQS failure.
18. Facilitating automated payments to owners: requires HUD to provide TA to PHAs to establish electronic fund transfer payment systems	18. No parallel provision
<i>Grandparent- or Relative-Headed Families</i>	
19. No parallel provision	19. Authorizes demonstration to provide rental assistance and supportive services to grandparent- or relative-headed families.
<i>Welfare Reform/ Self-Sufficiency</i>	
20. Authorizes 5-year Welfare-to-Work voucher program	20. No parallel provision
21. Allows tenants in project-based section 8 units to be eligible for Family Self-Sufficiency program	21. No parallel provision
22. Allows HUD to fund more than one FSS coordinator for large public housing FSS programs	22. No parallel provision
23. Allows PHAs to serve Section 8 tenants (voucher and project-based) with ROSS funds	23. No parallel provision
24. Allows third-party payments for earnings disregards (public housing and Section 8, including reunifying parents/spouses)	24. No parallel provision